

Town of Hampton



PLAN REVIEW COMMITTEE

MINUTES

October 28, 2015– 2:00 PM
Selectmen's Meeting Room

PRESENT: Jason Bachand, Town Planner
William Paine, Fire Prevention Officer
Jennifer Hale, Deputy Director DPW
Bill Straub, CMA Engineers
Rayann Dionne, Conservation Coordinator
Richard Sawyer, Police Chief
Fred Welch, Town Manager
Laurie Olivier, Office Manager

Absent: Kevin Schultz, Building Inspector
Serge Laprise, Unitil
Mike Bernier, Aquarion

Meeting Began at 2:00 p.m.

15-056 86 & 94 Tide Mill Road
Maps: 241 & 241 Lots: 17 & 2
Applicant: Hampton Tide Mill, LLC

Owners of Record: Theodore Vrettos & Tide Mill Road, LLC
Site Plan: Expansion of existing industrial building (16,126 s.f.)

Theodore Vrettos appeared. He is representing Hampton Tide Mill, LLC. Mr. Rick Salvo appeared as well. Rough floor plans were submitted. There are elevations on floor plans. The building is scaled down. Floor plans need to change.

Mr. Bachand (Planner) stated Mr. Schultz (Building) cannot appear. He has no additional comments except that Mr. Schultz noted to Mr. Bachand that one space per third employee per shift is required and previously asked about the day shift. Applicant stated there are 40 employees on the day shift. The architectural drawings are forthcoming. Snow storage was asked to **be trucked off site and that should be included**. The applicant will add that to the Plan. It is in the O&M plan as well already. Mr. Bachand asked for it to be on the site plan also.

Mr. Bachand discussed the salt marsh – it says owners unknown on the site plan. Mr. Bachand noted it is the Town of Hampton per the Assessor's GIS. **It should be changed to the Town.**

Mr. Bachand said Unitil provided comments discussing additional load/transformer and Mr. Bachand read it aloud. Load data is needed. Mr. Bachand provided Unitil's comments to the applicant.

Mr. Bachand noted that his previous comments (Planning) have been addressed. Chief Sawyer (Police) asked for hours of operation. Three shifts or four will occur. Chief Sawyer discussed high traffic. Personnel on site will be 40 employees. Mr. Vrettos said they may bring in 30 to 40 people. Chief Sawyer said Tide Mill Road onto Landing Road is tricky. Mr. Vrettos said you can only go left – and use Hardart's Way.

Mr. Straub (CMA) asked about water treatment. It's ongoing. Truck bay was discussed; trucks will back in. One truck will be there permanently per Mr. Vrettos. The street should not be used for maneuvering.

Ms. Hale (DPW) said there will be one large open curb cut. She said it could be 70 somewhat feet which the Town normally does not allow. She is concerned about having something that separates the driveway from truck loading area. Strictly truck access. 24' for curbscuts is good per Ms. Hale.

Mr. Straub said lots will be voluntarily merged and will it show up in plan. There is a note on Sheet 2 per Mr. Salvo; it is there.

Mr. Straub asked about utilities. Existing water and sewer were asked about. The current systems remain. The size of the building does not require any additional. Services don't show on plans consistently. Sewer showed on one sheet but not on the other per Mr. Straub. Mr. Straub wants that shown on the plan.

Mr. Straub discussed drainage. Stone trench for new parking lot.

Mr. Straub discussed soils map – no soils testing has been done. There is no infiltration on site per Mr. Rick.

Ms. Hale said it's fine because it's storage. If the hole is dug, it's good to do a test. Increasing impervious surface was discussed. This should be a condition per Ms. Hale. Mr. Salvo said that is common to have a report, etc.

Mr. Straub discussed infiltration. **Ms. Hale wants an infiltration test.** This is 18,000 square feet.

Mr. Straub did not review O&M yet. Ms. Olivier will send them a sample.

North side drain was discussed. He asked Mr. Salvo what type of basin. It is private.

Mr. Straub asked about manhole on Tide Mill Road and catch basin. He asked about inlet capacity. That is at the bottom of the loading dock.

Frank Richardson has been contacted. He thinks they will need a Shoreland Permit. Mr. Salvo talked with Frank. Mr. Richardson thinks it will be an expedited review process and he will review plans.

Ms. Dionne (Conservation) said it's a prime wetland. There is no Town wetland. Driveway is staying the same.

Ms. Hale said they **will need a driveway permit**. Half the roof discharges onto the ground as the existing does. She noted they will need a sewer connection permit. Rick asked about cut and stub. It requires inspections when they demo existing building as well; that comes through DPW. There is an industrial waste permit on that site as well per Ms. Hale. It needs to be pulled by licensed bonded contractor. **Ms. Hale will send her notes to the applicant.**

Mr. Paine (Fire) has no comments.

Ms. Dionne asked about the O&M; it was noted that there are typos in the O&M.

Mr. Bachand said we can provide format of O&M to the applicants.

Ms. Dionne noted the applicants were good at addressing her comments.

No one is here from Aquarion.

The resubmittal date is November 10th. Wednesday is a holiday. **They will be on December 2nd PB meeting.**

**15-061 Liberty Lane, 298 Exeter Road
(NH Route 27) & Route 101**

Map: 67 Lot: 1

Applicant: Cornerstone at Hampton, LLC

Owners of Record: Seacoast Crossroad Realty Co., LLC

Site Plan and Wetlands Permit: Construct Healthcare facility; Redevelopment of lot, including an access drive & all associated parking, utilities, landscape and stormwater management system.

John Lorden with MSC Engineers appeared with David Udelsman the Architect.

The site was discussed by Mr. Lorden. It is a vacant lot; there are tennis courts. 62,000 s.f. for a healthcare facility. Three levels and one level part of the building were discussed. They are re-using the same driveway location. Two stubs are for future development. There will be 89 parking spaces roughly. Visitors will be closer to the main entrance. The fire lane is all around the building. Dumpsters are tucked back.

They are proposing to fill the wetlands - three areas. They are going through the State to fill it. The slope and grading were discussed. Conventional pavement for driveway and porous pavement for fire lane was discussed. Infiltration for roof run-off was discussed. Roof run off has to be treated and it has to be dealt with so they will utilize an Isolator Row.

Mr. Lorden said they need an AOT permit. They are tying into sewer. They have permission to tie into it. There is a private line. Lighting is LED. Landscaping plan is included.

David Udelsman went over the building. There will be three levels of care. The end is for full Alzheimer's residents. There will be controlled egress. There is an interior courtyard. Natural light can get in to the residents. They are double the size of other facilities. They are thinking approximately 50 residents in Alzheimer's will be there. There will be two dining areas. It is all single story.

Residents on lower floor are early stage Alzheimer's residents. It will be fenced and closed so no one can leave on their own. The 2nd and 3rd floor areas are assisted living; medication management, bathing, cleaning, sanitation.

Dining and lounge are served by common commercial kitchen.

Upper floor will have activity spaces. Theatre, chapel, etc. There will be an office for the activities director. Exercise and treatment and arts and crafts will be on the top floor. NFPA sprinkler system throughout the building. Light cage/metal frame on third floor.

There will be pitched roofs on the building.

There will be 107 rooms/130 beds. That includes Alzheimer's unit. The building will have about 35-40 full-time employees on the maximum shift. Employees will be there around the clock. Change of shift happens several hours in the morning; several in the afternoon.

Ms. Hale asked what percentage of patients are still driving? David said maybe 2. David said the average age of residents is 85.

Chief Sawyer discussed the existing driveway. Taking a left toward Exeter, people are coming off the ramp; if there is a heavy volume of traffic it could be problematic. Chief Sawyer wants the driveway well lit. Not killing sight lines was discussed.

Chief Sawyer discussed security staff. If patients need law enforcement assistance. David does not believe they have security and 'yes', police will be called if needed. Town Fire would be concerned with this as well. Chief Sawyer asked if additional staff could be hired.

Chief Sawyer asked about evacuation. If people need to evacuate, what would happen. **David will check that out.**

Chief Sawyer asked about an on-site generator. David said it's generated with heating and cooling. There are generators.

Mr. Straub asked about medical care. It is a medical care facility per David. AOT permitting process was asked to be seen by Mr. Straub. Mr. Straub asked about wetlands mitigation. They are looking into it.

Mr. Straub asked about site layout. Snow storage is not seen. Ms. Hale said Note #7 on Sheet C2 – she wants it refined and wants to see them.

Mr. Straub asked about grading and drainage and about treatment of bank. It will be grass per John.

Mr. Straub asked about test pit locations and logs. Geo-Tech report is coming in today or tomorrow per John. He will get it to Bill S.

Mr. Straub discussed driveway (non porous). He asked how this works with piping. Ms. Hale said the catch basins show invert in and invert out. There's no piping shown for that on the plan. They will fix that.

Ms. Hale is not used to seeing by-pass flow structures. Configuration is not shown yet. John will include details.

Mr. Straub asked about vans. There will be one. –maybe give a wider spot. It has a lift, so it should be larger.

Mr. Straub discussed porous pavement, deliveries, fire truck, etc. Higher volume areas. John said everything is much stronger now.

Mr. Straub discussed liner (where applicable). They don't believe they need a barrier; John will delete that. Underdrains are in parking area.

Test pits and borings have taken place. They are not planning to go for waivers.

Ms. Hale said any areas of fill, where infiltration, there needs to be a test. A note should be on the plan that says that.

Mr. Straub asked about utilities. It pumps over to Langdale. They will provide Mr. Straub documentation.

Bill asked about water and water pressure. John said they will take care of that.

Ms. Hale asked to combine Sewer Manhole 2 and Sewer Manhole 3.

Ms. Hale said sewer 1 can shift a little. Profiles need to be provided for sewer lines.

Mr. Straub asked about traffic report; that is in the works. There is no traffic mitigation required.

Ms. Hale said bottom of C1-pipe near wetland. She wasn't sure where it is. John said there is a structure to collect any water from the site. Ms. Hale said Note 14 – deed restrictions. John said the deed restriction can be removed.

Ms. Hale asked about parcels with reference to Book and Page. Ms. Hale is worried about the sewer. They need to see flow generation is. Design of pump station. Flow capacity was discussed. Sewer Maintenance Agreement needs to be put in place.

Note 13 –DPW is requesting a digital as-built.

Ms. Hale asked about food delivery. Truck turns should be added. Mr. Paine asked where EMS pick up area will be and where will they pick up patients. They need ambulance turn around area. Clearance height on ambulance is 13'6".

Curb cuts were discussed. They need to know the DOT is happy with the access ramp. Ms. Hale wants a letter sent to DOT with traffic generation issues.

Ms. Hale is happy with access management. Ms. Hale would like grades reviewed. Ms. Hale wants proposed grading on proposed grading plan. Aquarion (not Town water) should be revised.

Ms. Hale asked about crosswalk detail. It will be on outside of front entranceway. Maintenance agreement will be needed. Mr. Welch said that is a DOT permit; not Town. It required a DOT permit. They file it with the Town though. Rick said they confirmed with DOT that is not there's. Mr. Welch said the State says it's the Town's jurisdiction.

We need to hammer this out.

Mr. Paine (Fire) said access road going behind building. It has to be 20' wide. If PA requires it and ladder needs to get by on a 14' road, it won't get by.

Not even a gravel shoulder. It has to be 20'. It is 18.2.3.4.1.1. NFPA 18 is the name.

Mr. Paine discussed the fire hydrant; strike the Town chip. The access for ambulances in front of the building was already addressed. Mr. Paine said some sort of

security/fencing around property should occur. There is a 'like' facility with Alzheimers residents leaving the property. If someone pops out on the off ramp, it could be a safety issue.

David said there are security locks.

Mr. Bachand mentioned Unitil's comments and read them to the applicants.

The Town Attorney looked at the deeds. The abutter notification should notify abutters west of 95. Mr. Bachand gave them a copy of the abutter notice and Unitil comments.

Names should be clarified. Mr. Bachand will provide them with comments. Book and Page for subject properties should be shown. Mr. Bachand wants to know when 67-1 and 52-4 were subdivided.

Mr. Schultz confirmed with Mr. Bachand they are going before the ZBA.

We need the wetlands permit application.

Mr. Bachand discussed the hotel project (potential project) and traffic flow – they should work together maybe.

Mr. Bachand wants to know if the sidewalk can be extended. Extending sidewalk up the access drive to Route 27 to where there is currently a sidewalk. Applicant should also verify the condition of the sidewalk on Route 27 for any needed improvements.

The applicant needs a Stormwater O&M Plan; we can provide a template.

Mr. Bachand discussed amenities in the Alzheimer's courtyards. David said outdoor seating and landscaping. They are working with a landscaper. Ms. Hale said they should meet with DPW.

Ms. Dionne said there will be an independent review. RCCD did get information. She sent information to Jim Gove. They will get verification on wetlands. Commission wants off-site mitigation.

No one from Aquarion was present.

There should be another PRC on this application. The applicant was asked to re-submit by the 10th, as the 11th is a holiday. The 18th will be the next PRC meeting since the previously scheduled November meeting is too close to Thanksgiving. Mr. Bachand noted the application would be on for January with the Planning Board (first meeting in January) provided comments are addressed for the next PRC meeting.

Meeting Ended: 3:27 p.m.

Laurie Olivier, Office Manager/Planning